

SALE PRICE: \$440,000

**3
BARS!!**



262-266 MARKET STREET, SUNBURY, PA 17801

LATITUDE: 40.861990

LONGITUDE: -76.792980

3 BARS! A rare opportunity for the skillful entrepreneur in the hospitality industry! This 16,648 SF+/- 3 and 2-story building on 0.172+/- acres known as McGuigan's Public House! In business for 16 years, this well known owner operated Irish Pub features great food with live entertainment on weekends! Sale includes real estate, PA restaurant liquor license, furniture, fixtures and equipment with full kitchen in pub. Turnkey business opportunity! Owner requests proof of financial capability.

The portion of the building facing Market Street is 3 stories and has the pub on the first level with a party banquet room. A Tattoo Parlor tenant in a separate unit. There is an occupied apartment on the 3rd floor. The portion of the building facing Third Street features two additional bars on the first floor that the owner operates along with an occupied apartment on the second floor. Building electrical has been updated as well as the heating systems.

PROPERTY DETAILS:

- 16,648 SF+/- Building
- 0.172+/- Acres
- PIN: 04602001059A
- 60 ft. Frontage on Market Street
- 125 ft. Frontage on N. 3rd Street
- Brick Exterior
- Flat Metal and Shingle Roof
- Public Utilities
- 10 Restrooms
- Gas Hot Air Heat
- A/C Units
- Zoned C-B (Central Business)
- 2022 Taxes - \$7,140

2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,414	19,282	27,903
HOUSEHOLDS	4,136	8,432	11,955
MEDIAN HH INCOME	\$39,367	\$51,863	\$57,020

Source: Esri

For Information Contact:

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